

Adopted Minutes
Spanish Fork City Development Review Committee
September 16, 2020

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Jesse Brimhall, Monte Bingham, Matt Brown, Shawn Herring, Zach Hendrickson, Cass Tenney, David Gonzales.

Chris Thompson called the meeting to order at 10:00 a.m.

SITE PLAN

Swig

Chris Thompson discussed the sewer lateral. Currently there is major road construction going on in the area and there would be a lot of cost savings to the applicant if the City's contractor could install the sewer lateral now while the road is already torn up.

Cass Tenney said they're aware of that and are in conversation with the City's contractor to get it done today or tomorrow.

Kelly Peterson noted Power and SFCN have the same issue and they'd prefer to get the communications in now too.

Cass Tenney said they have spoken with Byron Haslam from the City about these issues too.

Mike Clark had nothing to discuss from Engineering.

Brandon Snyder had no concerns from Planning.

Kelly Peterson noted the previously existing power box was torn out with the road construction, but they'll have the conduit stubbed so it can be tied into for power to build. We have a design on it for them and it points that out.

Kelly Peterson **moved** to approve the Swig Site Plan subject to the applicants meeting the key issues and the exhibits listed, and meet the City's development standards and any redlines.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

FINAL PLAT

The Ridge Phase 4 & 5

Brandon Snyder had no concerns from Planning.

Mike Clark discussed the wall planned along the canal which will be off the side of the ditch, two feet from the toe. He explained this is a newer standard, and asked whether it matches what we were hoping to get.

At this point in the meeting Byron Haslam joined and Chris Thompson asked him about some of the clean out issues with the Swig Site Plan. Byron stated that if the cleanouts could stay in the parking lot it would be a lot better. He added that, in regards to the conduit for communications, if their contractor can't do it, the City will just do it and get it stubbed. Chris Thompson agreed. There was further discussion.

Mike Clark then continued with the discussion regarding the wall in The Ridge. It's closer than what our code allows, but there is proposed fill.

Matt Brown explained there isn't a toe of the ditch. It was an old private service ditch that fed the property. The wall is just behind the curb and gutter and open space in Section B. There was further discussion.

Vaughn Pickell feels if they're outside of the easement and there is no toe of the slope, we're okay with that ordinance.

Mike Clark noted walls can't retain dirt, so dirt can't be pushed up against the wall.

Matt Brown agreed and said he'll correct the plans to show that dirt won't be put against the wall.

Kelly Peterson had no issues to discuss from Power.

Mike Clark noted this development was started "at risk" without bonding, and without a recorded plat, so a lot of the infrastructure is already in.

Dave Anderson **moved** to approve the Final Plats associated with Phases 4 and 5 of The Ridge at Spanish Fork, subject to the applicant addressing any outstanding redlines.

Kelly Peterson **seconded**.

Chris Thompson asked if all the Plats for 4 and 5 are being approved and Kimberly said yes.

The motion **passed** all in favor.

Dallin Estates, Plat D

Brandon Snyder discussed 1400 East and whether the cross-section will include park strip, landscaping or other trail improvements.

Chris Thompson said there is already curb, gutter and sidewalk installed. He noted that we probably won't do a trail here so we should leave the curb, gutter and sidewalk as is. But the fencing should become a masonry wall and be 3-4 feet back from the sidewalk.

Mike Clark noted that the new standards say it should be 4 feet offset, with a planter and then a trail, but the question here is, do we require a few more feet and require the wall to be pushed back?

There was discussion regarding the wall.

Chris Thompson feels the applicant should keep the existing wall where it is and just extend it to the South.

There was further discussion.

Brandon Snyder feels, as far as the wall, they just need to meet our standards. And, if the sidewalk stays where it is, they should push the future wall back to match the existing alignment. Mike Clark agreed.

Dave Anderson feels it would be a huge mistake to have this frontage be walled off. Dave added that he doesn't like the idea of us making someone tear up good sidewalk to put in a trail. That's throwing good money at a bad effort. The applicants should leave it as is, treat their side yard as everyone else along 1400 East.

Seth Perrins, agreed with Dave. He noted that since this area is so developed and is so far removed from open fields to the North, it would stick out in a way we wouldn't want. If there is future widening of the road, we'd have to go through a lot of properties, so he would support having a consistent look here with what is around it.

There was further discussion regarding the wall.

Dave Anderson noted that we've approved hundreds of corner lots where people have a side yard and they take the fence to the sidewalk. This seems no different. It happens throughout the whole City on every corner lot. Homeowners want a 6-foot-tall fence, plus, he's not sure if we can even say they have to do this.

Vaughn Pickell agreed. It appears this is already a recorded subdivision with improvements done. The applicants are just doing lot line adjustments inside, imaginary lines on paper.

Seth Perrins agreed.

Dave Anderson said this is a proposal to develop property that's consistent with their zoning code. Why go beyond requiring fundamentals for developed lots that meet our requirements? Our discretion is limited. We're obligated to approve this subdivision, as long as they meet our basic requirements.

Vaughn Pickell agreed with Dave. He added that we could work out an agreement for additional right-of-way or different fencing, but if they met the standards, they should be approved. He feels there should be no additional improvements required today. Seth Perrins agreed.

Chris Thompson feels we shouldn't change the sidewalk curb and gutter or fencing.

Brandon Snyder asked if lot 2 should have access from 1400 East, or should the driveway come from the south.

Seth Perrins feels it's better if the driveway comes from the South, but they should get to decide. Chris Thompson agreed.

Brandon Snyder summarized the discussion. The existing improvements can remain. The current fencing requirements will be followed as far as they can come adjacent to the property line or sidewalk. They'll add a second address to lot 2 so they can choose to access from the south or off of 1400 East.

Kelly Peterson had no issues from power.

Seth Perrins **moved** to approve the Dallin Estates Plat D Final Plat.

Dave Anderson **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

Slant Subdivision Plat A

Brandon Snyder noted the applicants are taking an existing lot line and shifting it to the north. They do need to show two easements. These are redlines though.

Seth Perrins asked if they just want to meet some use that they've had on the property? Moving to a depth for some additional use of the site?

Brandon Snyder believes this is to accommodate an additional gravel drive north of the existing garage.

Seth Perrins appreciates the homeowners doing this legally.

Seth Perrins **moved** to approve the Slant Subdivision Minor Plat Amendment subject to the applicant meeting all redlines addressed, specifically those related to easements.

Kelly Peterson **seconded** and the motion **passed** all in favor.

GENERAL PLAN

Haymaker

Brandon Snyder noted this is a General Plan Amendment request. It's in the middle of an area designated Low Density Residential, and they want to go to Medium Density Residential and will follow that up with a zoning request. It is odd to have an isolated area in the middle being changed, and we're concerned about what it will do with the remainder of the undeveloped property to the south and west. If the lot size request is to have lot sizes fit in with the Legacy Farms development, maybe we could use the Master Planned Development to get there.

Seth Perrins appreciates where the applicant is coming from in wanting to match the surrounding subdivision and how it looks, but Legacy Farms happened as a development with a lot of give and take, including lots of park spaces, road ways etc. The density of the lots to the north and south of this parcel would match the look, but the Mayor and City Council won't be excited about giving this property the density its neighboring property got when they donated a linear corridor park, 3 parks, a trail system and an arterial road. The concept makes sense, but the zone and use of the zone doesn't make sense here. In general, approving the application to mirror what is around it, just because of what is around it, would be bad form on our end. Seth said he is not in favor of changing the General Plan, or reducing the zoning requirements. He would like to keep it R-1-12.

Dave Anderson agreed and added that he's not typically concerned with the number of units and lot sizes, except in this part of the community. Dave said his only thought is that we need to have something that adds another element to the neighborhood. So, lots that are closer to 12,000 square feet instead of 9,000. He noted one way to have some lots in this area that come closer to matching the adjacent lot sizes would be to include this property with a much bigger project. But still, the north side of 400 North, along that corridor, there's a need for bigger lots. That's what the current General Plan calls for. Dave added that, historically, we've felt that would be bad practice to change the General Plan for an isolated island like this. Dave is not comfortable recommending this be approved.

Shawn Herring summarized that the City wants zoning closer to an R-1-12. He explained their thinking was that lots in Legacy Farms, to the north and south, are small. But he understands that the City wants this to meet the R-1-12 zoning.

Dave Anderson agreed. He feels that's what the Planning Commission and City Council would expect.

Seth Perrins agreed. He explained he's learned from conversations and public meetings with the Council about lot sizes in this area, that their desire is to get back to what the General Plan is and not what some of the lot sizes have become due to development agreements etc. It would be hard to get the requested density and lot sizes the applicant is seeking.

Shawn Herring understood.

Vaughn Pickell **moved** to recommend the Haymaker General Plan Amendment be denied based on the findings in the staff report.

Dave Anderson **seconded** and the motion **passed** all in favor.

Dave Anderson **moved** to adjourn the meeting at 11:06 a.m. All in favor.

Adopted: October 28, 2020

Jessica Burdick
Building Inspection Division Secretary